



KTGY GROUP, INC.

Architecture
Planning

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November 3, 2006

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

Subject: Justification Letter Fairfield Pod 122

Dear Carmen:

SDR-18031

We have received your request for a justification letter for the following issues: **03/22/07 PC**

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTGY representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

In some cases, a setback of less than 10' is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

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Sincerely,

The KTGY Group

Dan Eitman

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